

SPECIAL MEETING MINUTES  
VILLAGE OF HEMINGFORD BOARD OF TRUSTEES  
November 27, 2017

Pledge of Allegiance

Opening prayer by Lori Dannar

Meeting called to order at 4:00 p.m.

Present: Dannar, Wacker, Hunter, and Annen

Absent: Novotny

Public Open Meeting Act poster was pointed out on the front panel of Chamber Council.

**Discussion:** Chelsie Herian Executive Director of Box Butte Development Corporation relayed information about a Community Development Authority (CRA), the scope of responsibilities of a CRA, the Benefits of a CRA and the relationship of a CRA, Village Planning Commission, and the Village Board of Trustees. Chelsie shared experiences she had while in the creation and planning stages of the Alliance Nebraska CRA start-up, she also shared a handout with some common questions and answers about a CRA with the board. John Selzer of Simmons Olsen Law Firm together with Chelsie gave the board an overview of how a development could use Tax Increment Financing (TIF) if available and the role of a CRA in a development project. John also explained what are TIF eligible projects, who can use TIF funds, and the basic process for a TIF project. The board was also given a list of advantages to a community to be able to offer TIF as an incentive to prospective developers, noting that there is no financial risk to the village while the village receive a significant reward with increase sales taxes, property taxes, increased employment, and potential future development. For the village to be able to offer TIF as an incentive for developing in Hemingford the village must have a blight and substandard designation. This designation is only designation by the Board of Trustees and has no effect on the value of individual properties and is more of an inventory of the Village, and potential areas for development or redevelopment.

**Discussion:** Daniel Bennett and Jeff Kelly from the Panhandle Area Development District (PADD) explained the process of doing a Blight and Substandard Study for the Village stating that with new technology a large portion of the data collection can be done by village staff reducing the amount of time that the study would take. Daniel presented a draft copy of a contract for the services of PADD in preparing a Blight and Substandard Study at a cost not to exceed \$2800.00.

Future meetings will require action on the above items.

Motion to Adjourn at 5:10 pm by Dannar, Second by Wacker

Voting Aye: Dannar, Wacker, Hunter, and Annen

\_\_\_\_\_  
John Annen, Chairman

ATTEST: \_\_\_\_\_  
Barb Straub, Village Clerk